



## Railway Road, £415,000

- COUNCIL TAX BAND - F
- EXTENDED TO REAR
- SHOW HOME CONDITION
- 4 BEDROOMS - FAMILY BATHROOM - ENSUITE TO MASTER
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- QUIET CUL-DE-SAC LOCATION
- EPC Rating: B



 4  2  2



## About the property

SHOW HOME CONDITION - EXTENDED TO REAR - OPEN PLAN KITCHEN/DINER - DRIVEWAY & GARAGE. Property is close to local amenities; Coastal walks, parks such as Porthkerry Country Park, Rhoose Point and many more, public play areas, tennis courts, convenience stores, supermarkets, popular school catchment.

## Accommodation

### Entrance Hallway

### Cloakroom

W.c, sink, tiled flooring.

### Study

7' 4" x 6' 9" ( 2.24m x 2.06m )

Carpet, window to front.

### Lounge

14' 9" x 10' 8" ( 4.50m x 3.25m )

Carpet, french doors to rear, electric fireplace.

### Kitchen/Diner

22' 2" x 15' 7" ( 6.76m x 4.75m )



Matching wall and base cabinets with complimentary worktops, tiled floor, utility space, breakfast bar, integrated appliances, open plan to dining space and sun room.

### Sun Room

11' 9" x 11' 8" ( 3.58m x 3.56m )

\*Extension\* Tiled flooring, sky lights, fitted blinds, french doors leading to rear garden.

### Landing

Carpet.

### Bedroom One

11' 7" x 10' 9" ( 3.53m x 3.28m )

Carpet, fitted wardrobes.

### En Suite Shower

Tiled floor and half tiled walls, w.c, sink, shower cubicle.

### Bedroom Two

9' 4" x 8' 8" ( 2.84m x 2.64m )

Carpet, fitted wardrobes.

### Bedroom Three 9' 7" x 9' 4" ( 2.92m x 2.84m )

Partial sea view to rear, carpet, fitted wardrobes.

### Bedroom Four 10' 2" x 8' 7" ( 3.10m x 2.62m )

Carpet.

### Bathroom Tiled floor, fitted bath, w.c, sink.

**To Front** Driveway to side of property for multiple vehicles.

### Garage 20' 2" x 10' 8" ( 6.15m x 3.25m )

Power.

**To Rear** Tiered garden, patio area, lawn, complimentary plants and shrubs.

01446 733224

barry@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let